

This instrument was prepared by:
Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:
William Chad Beasley
1020 Dunsmore Dr.
Chelsea, AL 35043

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto William Chad Beasley, a married man, and Darren J. Nettuno, a married man (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 08-9-31-2-002-048

Property Address: 1026 Dunsmore Dr, Chelsea, AL 35043

Subject to:

- (1) Taxes or assessments for the year 2017 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

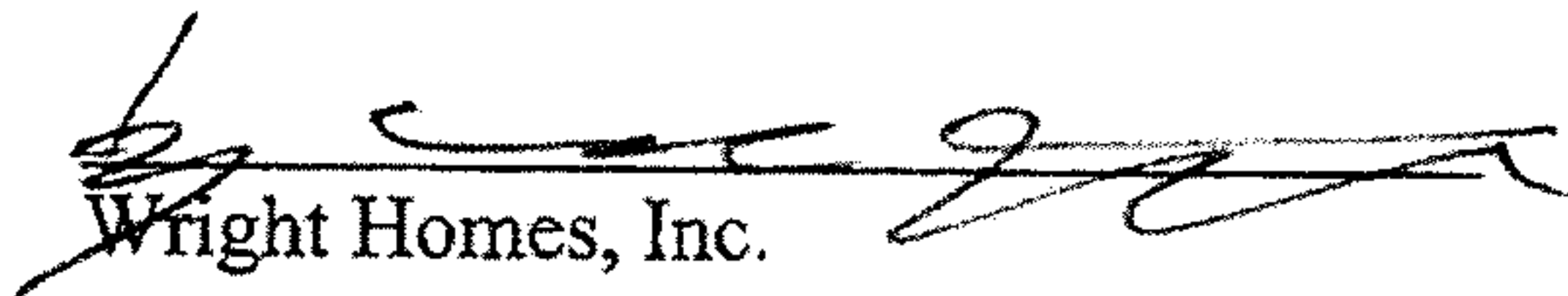
Be it known that \$48,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Be it known that it is the intention of the Grantors and Grantees that the Grantees are taking ownership of the subject real property as tenants in common. The subject real property is not the homestead of the Grantees or their spouses.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that

the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

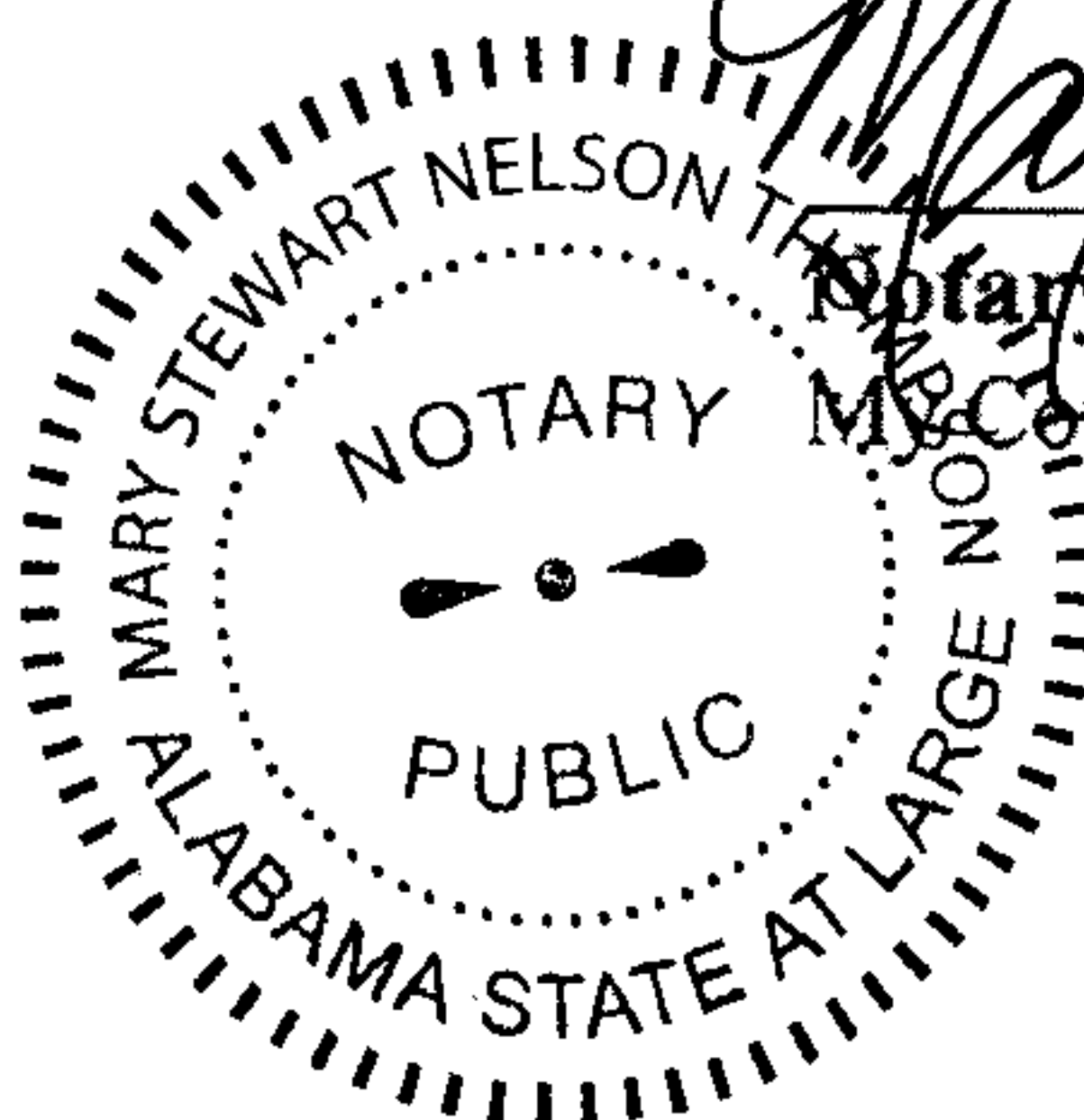
In Witness Whereof, I have hereunto set my hand and seal this 14th day of September, 2017.

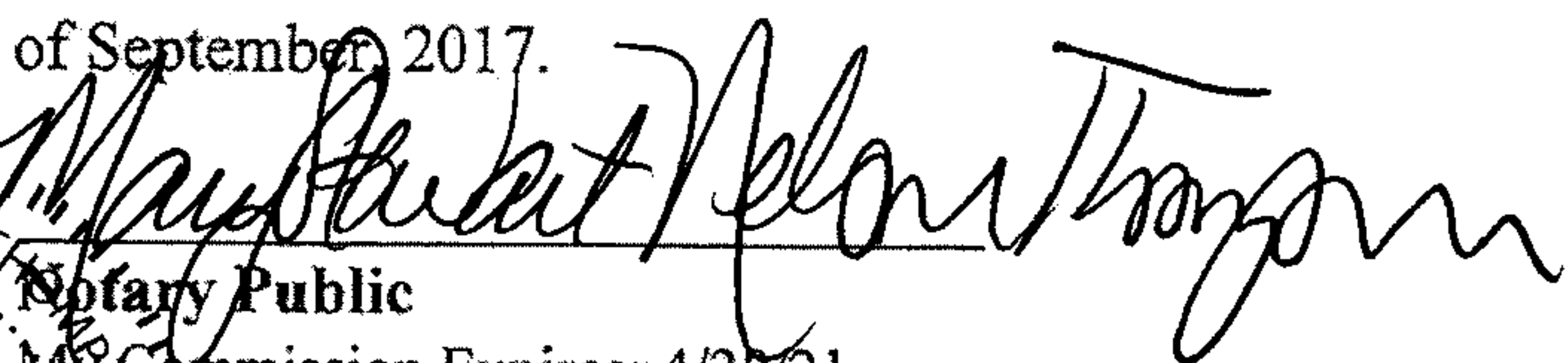

Wright Homes, Inc.
By: Richard Wright
Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 14th day of September, 2017.




Notary Public
My Commission Expires: 4/30/21

LEGAL DESCRIPTION

Lot 1-76, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 211A & B, in the Office of the Judge of Probate of Shelby County, Alabama. 3/4

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing AddressWright Homes
PO Box 429
McCalla AL 35111Grantee's Name
Mailing AddressWilliam Chad Brasley
1020 Dunsmore Dr.
Chelsea AL 35043

Property Address

1020 Dunsmore Cir.
Chelsea, AL 35043

Date of Sale

9-14-17

Total Purchase Price

\$ 100,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

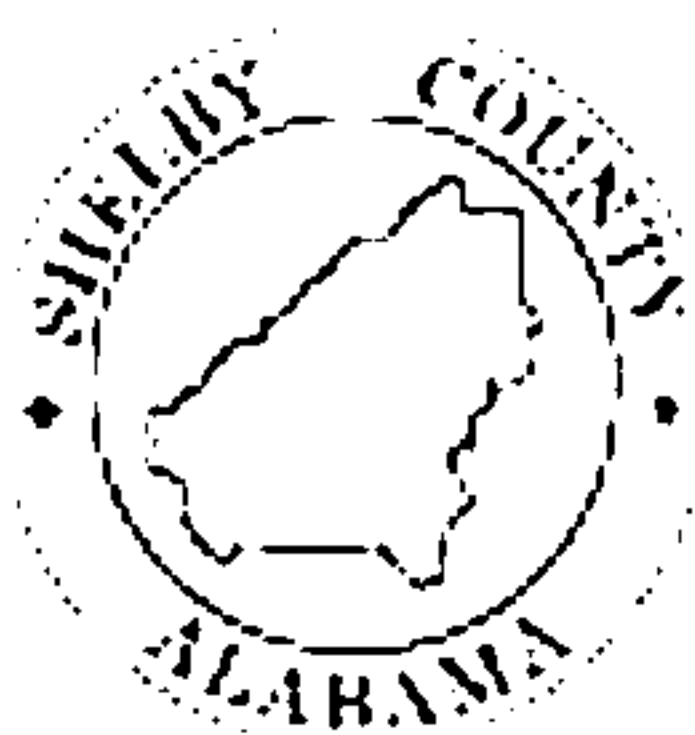
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-14-17

Print Mary Stewart Nelson Thompson

Sign Mary Stewart Nelson Thompson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhmeister, Probate Judge,
 County Clerk (verified by)
 Shelby County, AL
 09/18/2017 11:07:30 AM
 \$84.00 JESSICA
 20170918000338920

Jessica